

107.0

0003

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
802,300 / 802,300

USE VALUE:

802,300 / 802,300

ASSESSED:

802,300 / 802,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
42		LANTERN LN, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: AURILIO GIUSEPPE & ANNA/TRS	
Owner 2: GIUSEPPE AURILIO REVOCABLE TR	
Owner 3:	

Street 1: 42 LANTERN LANE  
 Street 2:

Twn/Cty: ARLINGTON  
 St/Prov: MA Cntry: Own Occ: Y  
 Postal: 02474 Type:

**PREVIOUS OWNER**  
 Owner 1: AURILIO GIUSEPPE -  
 Owner 2: -  
 Street 1: 42 LANTERN LANE  
 Twn/Cty: ARLINGTON  
 St/Prov: MA Cntry:  
 Postal: 02474

**NARRATIVE DESCRIPTION**  
 This parcel contains 10,556 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 1666 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**  

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**  

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**  

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family		10556		Sq. Ft.	Site		0	70.	0.70	4									515,677							515,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		10556.000	286,600		515,700	802,300			
Total Card		0.242	286,600		515,700	802,300	Entered Lot Size		
Total Parcel		0.242	286,600		515,700	802,300	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card: 481.46	/Parcel: 481.4		Land Unit Type:		

**PREVIOUS ASSESSMENT**

Parcel ID 107.0-0003-0004.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	286,600	0	10,556.	515,700	802,300	802,300 Year End Roll
2019	101	FV	232,500	0	10,556.	515,700	748,200	748,200 Year End Roll
2018	101	FV	232,100	400	10,556.	442,000	674,500	674,500 Year End Roll
2017	101	FV	232,100	400	10,556.	412,500	645,000	645,000 Year End Roll
2016	101	FV	232,100	400	10,556.	353,600	586,100	586,100 Year End
2015	101	FV	231,000	500	10,556.	316,800	548,300	548,300 Year End Roll
2014	101	FV	231,000	500	10,556.	293,200	524,700	524,700 Year End Roll
2013	101	FV	231,000	500	10,556.	279,600	511,100	511,100

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes
AURILIO GIUSEPP		1436-136		6/26/2013	Convenience		99	No	No		
AURILIO ANNA		1194-50		9/23/1998	Family		1	No	No	F	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/1998	174	Porch	20,000					ADD UNHEATED PORCH

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/29/2018	Inspected	PH	Patrick H
8/30/2018	MEAS&NOTICE	CC	Chris C
6/1/2009	Measured	189	PATRIOT
4/11/2000	Inspected	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**USER DEFINED**

Prior Id # 1:	68296
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:58:59
<b>PRINT</b>	
<b>LAST REV</b>	
<b>ASR Map:</b>	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

